**NOTICE OF MEETING**

**WILLOW CREEK FARMS MUNICIPAL UTILITY DISTRICT**

The Board of Directors of Willow Creek Farms Municipal Utility District will hold a regular meeting on Tuesday, July 8, 2025, at **6:00 p.m.**, at **30757 Jordan Crossing Boulevard, Fulshear, Texas***, to discuss and, if appropriate, act upon the following items:

1. Receive public comments, including correspondence received from residents.
2. CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion. No separate discussion will occur on these items unless a Board member requests, in which event the item will be removed and placed on the Non-Consent Agenda.
   - (a) Approve minutes.
   - (b) Discuss Association of Water Board Directors summer conference, approve reimbursement of eligible expenses, and authorize attendance at winter conference.
   - (c) Financial and bookkeeping matters, including payment of the bills, review of investments, and amendment of budget, if appropriate.
   - (d) Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
   - (e) Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
   - (f) Tax assessment and collections matters, including payment of tax bills, installment agreements, delinquent tax collections, depository pledge agreements, and requests for estimates of taxable value.
   - (g) Security matters, including report from Katy Police Department.
   - (h) Community outreach and public communications matters, including website and resident SMS/Email Notification System matters.
   - (i) North Fort Bend Water Authority matters.
3. NON-CONSENT AGENDA:
   - (a) Series 2025 Unlimited Tax Bonds, including:
     - i. review bids and award sale of the Districts $12,000,000 Unlimited Tax Bonds, Series 2025;
     - ii. adopt Resolution Authorizing the issuance of the District's $12,000,000 Unlimited Tax Bonds, Series 2025;
     - iii. approve Paying Agent/Registrar Agreement;
     - iv. approve Official Statement;
     - v. execution of Certificate Regarding Provision of Financial Advice;

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

vi. authorize the Board of Directors to sign all Documents relating to the bond sale and authorize attorney and financial advisor to take all necessary action to deliver bonds to the purchaser;
vii. approve payment to Attorney General relating to bond issue transcript review; and
viii. execution of Amendment to Information Form.

(b) Report on maintenance of District detention ponds and facility sites, including approve proposals and agreements for District maintenance services.

(c) Operation of District facilities, including:
i. billings, repairs and maintenance, and customer correspondence;
ii. review and amend Rate Order, as appropriate; and
iii. hearing on termination of water and sewer service to delinquent customers and authorize termination of service.

(d) Engineering matters, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve letter financing agreements, approve pay estimates and change orders, authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, for the following:
i. next phase of water, sewer, and drainage facilities and paving;
ii. Phase II Small MS4 General Permit and Storm Water Management Plan, including status of compliance, necessary training, public comment, and public education materials;
iii. wastewater treatment plant replacement;
iv. Water Distribution, Sanitary Sewer, Storm Sewer, Road Paving, Detention Pond and Sanitary Pump Station to serve Texas Heritage Marketplace;
v. wastewater treatment plant permit renewal;
vi. District drainage system matters;
vii. proposal for cleaning and televising for Sections 2, 3, and 4; and
viii. deeds, easements, consents to encroachment, right of entry agreements, and requests for service or utility commitment letters.

(e) Adopt Resolution Regarding Development Status for 2025 Tax Year.

(f) Development matters, including Texas Heritage Parkway and Pederson Tract updates, and authorize appropriate action, including with respect to economic development agreements, development and strategic partnership agreements, agreements with the City of Katy, and development financing agreements.

(g) Homeowners Association partnership matters.

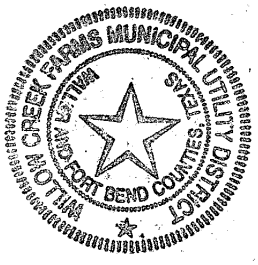
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(h) Garbage and recycling matters, including discuss community event for collection of e-waste for recycling.

(i) Sidewalk matters within the District and authorize appropriate action.

(j) Report regarding legislative matters.

(k) Meeting planning matters and agenda items for the next Board meeting.




Aaron Carpenter
Attorney for the District

***The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a telephone and/or video option for members of the public to listen to the meeting and to address the Board. The telephone number is: 1 (484)-784-9335, PIN: 871 648 167#. To join the meeting via video conference, use the following link: meet.google.com/vvh-kckb-bff.**

*Willow Creek Farms Municipal Utility District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney; Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).*

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